

RESOLUTION NO. 2009-50

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS AMENDING TWO CONDITIONS OF APPROVAL
FOR THE PRELIMINARY PLAT FOR THE RANCH AT THE PEAKS**

WHEREAS, an application was filed by The Ranch at The Peaks (Case No. SUB-06-013) to modify two conditions of approval pertaining to paving of Roundtree and Taylor Springs Roads attached to the preliminary subdivision plat approval for 74 lots on 185 acres in the RR-2 ½ (Rural Residential, 2 ½ acre minimum lot size) Zone, located approximately eight miles northwest of Flagstaff on the north side of Highway 180 and the east side of Roundtree Road, and identified as Assessor's Parcel Number 300-63-036, -037A and -037B; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on October 27, 2009, and recommended approval in modified form of the requested changes; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on December 15, 2009; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of preliminary plat approval have been met;

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves amendments to previously approved conditions 7 and 8 as follows:

7. The applicant shall be responsible for construction not only of the internal subdivision streets, but also of any portion of Chimney Springs Road necessary to connect the subdivision to Highway 180. This includes a right turn lane on Highway 180 at Chimney Springs. At the time of submittal of the final plat for any portion of the subdivision after the first 54 lots, the applicant shall also be responsible for the improvement of Roundtree Road from Taylor Springs Road to Highway 180 to County standards. Phase II will include no more than 20 lots and shall include the paving of Ranch at the Peaks Way. These 20 lots shall be approved by staff. If possible, the easement obtained from the Forest Service for Roundtree Road shall be wide enough to accommodate a meandering road. A right turn lane shall also be constructed on Highway 180 at the Roundtree Road intersection. All improvements shall be specified and approved by the County Engineer.
8. The improvement (paving) of Taylor Springs Road shall be tied to the final platting of Lots 54-58. The previous requirement for a cul-de-sac at the subdivision boundary is removed.

PASSED and ADOPTED this 15th day of December 2009.

AYES: 5

NOES: 0

ABSENT: 0

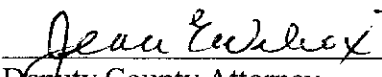
COCONINO COUNTY BOARD OF SUPERVISORS


Matthew G. Ryan, Chair

ATTEST:

APPROVED AS TO FORM:


Clerk of the Board


Deputy County Attorney

